

EXHIBIT 12

840 Atlantic Avenue Rezoning

Environmental Assessment Statement

CEQR No. 20DCP162K

Prepared for:
Vanderbilt Atlantic Holdings LLC

Prepared by:
Philip Habib & Associates

February 25, 2021

Exhibit
P12

840 Atlantic Avenue Rezoning

Environmental Assessment Statement

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**City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM**
Please fill out and submit to the appropriate agency ([see instructions](#))

| Part I: GENERAL INFORMATION | | | | | |
|--|--------------------------------|---|---|---|-----------|
| PROJECT NAME 840 Atlantic Avenue Rezoning | | | | | |
| 1. Reference Numbers | | | | | |
| CEQR REFERENCE NUMBER (to be assigned by lead agency) 20DCP162K | | | BSA REFERENCE NUMBER (if applicable) | | |
| ULURP REFERENCE NUMBER (if applicable) 210249ZMK, 210250ZRK | | | OTHER REFERENCE NUMBER(S) (if applicable) (e.g., legislative intro, CAPA) | | |
| 2a. Lead Agency Information | | | | | |
| NAME OF LEAD AGENCY New York City Department of City Planning | | | 2b. Applicant Information NAME OF APPLICANT Vanderbilt Atlantic Holdings LLC | | |
| NAME OF LEAD AGENCY CONTACT PERSON Olga Abinader, Director, Environmental Review and Assessment Division | | | NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON Stefanie Marazzi, Hirschen Singer & Epstein LLP | | |
| ADDRESS 120 Broadway, 31st Floor | | | ADDRESS 40 Exchange Place, Suite 1502 | | |
| CITY New York | STATE NY | ZIP 10271 | CITY New York | STATE NY | ZIP 10005 |
| TELEPHONE 212.720.3493 | EMAIL oabinad@planning.nyc.gov | | TELEPHONE 212.391.8045 | EMAIL smarazzi@hseny.com | |
| 3. Action Classification and Type | | | | | |
| SEQRA Classification | | | | | |
| <input type="checkbox"/> UNLISTED <input checked="" type="checkbox"/> TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): 6 NYCRR Part 617.4(b)(9): any Unlisted Action occurring wholly or partially within, or substantially contiguous to, any historic building, structure, site or district. The Development Site located at 840 Atlantic Avenue is directly across Pacific Street from the Prospect Heights Historic District which is a designated New York City Landmarks Preservation Commission (LPC) historic district as well as listed on the State and National Register of Historic Places (S/NR). The Development Site is also located across the street from the St. Joseph's R.C. Church Complex which is eligible for listing on the S/NR. | | | | | |
| Action Type (refer to Chapter 2 , "Establishing the Analysis Framework" for guidance) | | | | | |
| <input checked="" type="checkbox"/> LOCALIZED ACTION, SITE SPECIFIC | | <input type="checkbox"/> LOCALIZED ACTION, SMALL AREA | | <input type="checkbox"/> GENERIC ACTION | |
| 4. Project Description | | | | | |
| Vanderbilt Atlantic Holdings LLC (the "Applicant") is seeking three discretionary zoning actions in order to facilitate the redevelopment of 840 Atlantic Avenue (Block 1122, Lots 1, 9, 10, 68, 69, 70, 71) in the Prospect Heights neighborhood of Brooklyn Community District 8 (the "Development Site") (refer to Figure 1, "Project Location"). The discretionary actions include: (i) a zoning map amendment to rezone a portion of the Development Site from M1-1 and R6B to C6-3X; (ii) a zoning text amendment to ZR Appendix F to designate the Development Site as a Mandatory Inclusionary Housing (MIH) Area; and, (iii) a zoning text amendment to create a new ZR Section 35-662 to allow flexibility in the location of the street wall. The Applicant proposes to construct a new 18-story mixed-use building, with approximately 376,432 gross square feet (gsf)). The Proposed Development would contain 312,917 gsf of residential uses (comprising approximately 316 dwelling units, of which approximately 95 would be affordable) and 55,715 gsf of commercial retail uses on the first and second stories. Approximately 7,800 gsf of community facility uses would also be provided on the first and second stories. Approximately 90 accessory parking spaces would be provided. The Applicant is proposing to utilize Option 2 of the Mandatory Inclusionary Housing program by providing thirty percent of the residential floor area (equivalent to approximately 95 units) as affordable floor area for households with a weighted average of 80% of the income index. | | | | | |
| Project Location | | | | | |
| BOROUGH Brooklyn | COMMUNITY DISTRICT(S) 8 | | STREET ADDRESS 840 Atlantic Avenue | | |
| TAX BLOCK(S) AND LOT(S) Block 1122, Lots 1, 9, 10, 68, 69, 70, 71 | | | ZIP CODE 11238 | | |
| DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Atlantic Avenue, Vanderbilt Avenue, Pacific Street | | | | | |
| EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY M1-1; R6B | | | ZONING SECTIONAL MAP NUMBER 16c | | |
| 5. Required Actions or Approvals (check all that apply) | | | | | |
| City Planning Commission: <input checked="" type="checkbox"/> YES | | <input type="checkbox"/> NO | | <input checked="" type="checkbox"/> UNIFORM LAND USE REVIEW PROCEDURE (ULURP) | |

| | | |
|--|---|---|
| <input type="checkbox"/> CITY MAP AMENDMENT | <input type="checkbox"/> ZONING CERTIFICATION | <input type="checkbox"/> CONCESSION |
| <input checked="" type="checkbox"/> ZONING MAP AMENDMENT | <input type="checkbox"/> ZONING AUTHORIZATION | <input type="checkbox"/> UDAAP |
| <input checked="" type="checkbox"/> ZONING TEXT AMENDMENT | <input type="checkbox"/> ACQUISITION—REAL PROPERTY | <input type="checkbox"/> REVOCABLE CONSENT |
| <input type="checkbox"/> SITE SELECTION—PUBLIC FACILITY | <input type="checkbox"/> DISPOSITION—REAL PROPERTY | <input type="checkbox"/> FRANCHISE |
| <input type="checkbox"/> HOUSING PLAN & PROJECT | <input type="checkbox"/> OTHER, explain: | |
| <input type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input type="checkbox"/> modification; <input type="checkbox"/> renewal; <input type="checkbox"/> other); EXPIRATION DATE: | | |
| SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION | | |
| Board of Standards and Appeals: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | | |
| <input type="checkbox"/> VARIANCE (use) <input type="checkbox"/> VARIANCE (bulk) | | |
| <input type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input type="checkbox"/> modification; <input type="checkbox"/> renewal; <input type="checkbox"/> other); EXPIRATION DATE: | | |
| SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION | | |
| Department of Environmental Protection: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO If "yes," specify: | | |
| Other City Approvals Subject to CEQR (check all that apply) | | |
| <input type="checkbox"/> LEGISLATION | <input type="checkbox"/> FUNDING OF CONSTRUCTION, specify: | |
| <input type="checkbox"/> RULEMAKING | <input type="checkbox"/> POLICY OR PLAN, specify: | |
| <input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES | <input type="checkbox"/> FUNDING OF PROGRAMS, specify: | |
| <input type="checkbox"/> 384(b)(4) APPROVAL | <input type="checkbox"/> PERMITS, specify: | |
| <input type="checkbox"/> OTHER, explain: | | |
| Other City Approvals Not Subject to CEQR (check all that apply) | | |
| <input type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC) | <input type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL <input type="checkbox"/> OTHER, explain: | |
| State or Federal Actions/Approvals/Funding: <input type="checkbox"/> YES <input type="checkbox"/> NO If "yes," specify: | | |
| 6. Site Description: The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area. | | |
| Graphics: The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches. | | |
| <input checked="" type="checkbox"/> SITE LOCATION MAP | <input checked="" type="checkbox"/> ZONING MAP | <input checked="" type="checkbox"/> SANBORN OR OTHER LAND USE MAP |
| <input checked="" type="checkbox"/> TAX MAP | <input type="checkbox"/> FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S) | |
| <input type="checkbox"/> PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP | | |
| Physical Setting (both developed and undeveloped areas) | | |
| Total directly affected area (sq. ft.): Approximately 38,800 sf | Waterbody area (sq. ft.) and type: N/A | |
| Roads, buildings, and other paved surfaces (sq. ft.): Approximately 38,800 sf | Other, describe (sq. ft.): N/A | |
| 7. Physical Dimensions and Scale of Project (if the project affects multiple sites, provide the total development facilitated by the action) | | |
| SIZE OF PROJECT TO BE DEVELOPED (gross square feet): approximately 376,432 sf | GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): Approx. 376,432 sf | |
| NUMBER OF BUILDINGS: 1 | NUMBER OF STORIES OF EACH BUILDING: 18 | |
| HEIGHT OF EACH BUILDING (ft.): 205' (to the bulkhead) | | |
| Does the proposed project involve changes in zoning on one or more sites? <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO | | |
| If "yes," specify: The total square feet owned or controlled by the applicant: | | |
| The total square feet not owned or controlled by the applicant: | | |
| Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | | |
| If "yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known): | | |
| AREA OF TEMPORARY DISTURBANCE: 38,800 sq. ft. (width x length) | VOLUME OF DISTURBANCE: TBD cubic ft. (width x length x depth) | |
| AREA OF PERMANENT DISTURBANCE: 0 sq. ft. (width x length) | | |
| 8. Analysis Year CEQR Technical Manual Chapter 2 | | |
| ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2023 (see Appendix C for construction schedule) | | |
| ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 18 to 22 months | | |
| WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO | IF MULTIPLE PHASES, HOW MANY? | |
| BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: | | |

APPENDIX C
CONSTRUCTION SCHEDULE



On Behalf of 840 Atlantic Avenue

Project Schedule Response 1.22.2021

Dear Tom;

Per your request to comments from DCP; G&T prepared the project schedule on October 20, 2020 after absorbing all available information and taking into consideration all factors and historical data from similar projects completed in New York.

The construction schedule with a start date of 1.4.2022 and an anticipated end date of on or about 10.9.2023 assumes the following logic to achieve the completion date represented. The total duration of construction is expected to be approximately 21 months.

Upon completion of the demolition phase, given the size of the site we would phase the SOE installation allowing foundations to start while the SOE scope is still ongoing. This strategy will allow us to save time on the foundation schedule and start formwork concurrent to the phase 2 SOE installation. Subsequent to the foundation completion, superstructure will be constructed using a street crane on a 5-day pour cycle from the 1st floor to the 5th floor. The 5th floor to the 18th floor pours would be on a 3-day pour cycle as the floor plates are typical going up the building allowing for optimal efficiency which is industry standard.

Upon completion of the 5th floor MEP installation would begin with an anticipated 7-month duration with installation completed on or about May 15, 2023.

Following the MEP install, we would start the process of making the building watertight by installing windows and temporary roofs to allow for the installation of the dry trades to begin. With the strategic locations of the temporary roof, we would also be able to start the elevator install to provide vertical transportation allowing us to remove the hoist and fully enclose the building. With the anticipated early enclosure of the building, the interior fit out of the apartments will be advanced allowing us to complete all apartment fit out and call for TCO inspection. The interior finish anticipated completion date of August 14, 2023 allows us 2 months to work on the TCO close out process which based on prior experience is appropriate for a project of this size.

Our plan to achieve the schedule presented is to chase all trades up the building in a thoughtful and methodical manner to optimize time. We would also like to note that the retail and community spaces will be delivered white box and as a result, the fit out of these spaces is not included in the schedule.

Regards

A handwritten signature in black ink, appearing to read "BRIAN HART".

Brian Hart

Associate Director

b.hart@gardinerusa.com

GARDINER & THEOBALD INC

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c: (347) 307-0277



| 840 ATLANTIC AVENUE CONSTRUCTION SCHEDULE | | | | | | | | | | | | |
|---|----------------------------------|------------|-----------------|--------------------|----------------|-------------|--------------------|-----------------|----------------|-------------|----------------|----------|
| ID | Task Name | Duration | Start | Finish | January | February | March | April | May | June | July | August |
| 1 | REZONING APPROVAL | 0 days | Wed 12/1/21 | Wed 12/1/21 | 1/28/22 | 1/23/22 | 1/26/22 | 1/9/22 | 1/23/22 | 2/6/22 | 3/6/22 | 4/3/22 |
| 2 | 840 ATLANTIC AVENUE CONSTRUCTION | 460 days | Tue 1/4/22 | Mon 10/9/23 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/25/23 | 2/11/23 | 3/1/23 |
| 3 | CONSTRUCTION | 460 days | Tue 1/4/22 | Mon 10/9/23 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/25/23 | 2/11/23 | 3/1/23 |
| 4 | Excavation & Foundation | 170 days | Tue 1/4/22 | Mon 8/29/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/25/23 | 2/11/23 | 3/1/23 |
| 5 | Demolition | 2 mons | Tue 1/4/22 | Mon 2/28/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/25/23 | 2/11/23 | 3/1/23 |
| 6 | Install S.O.E. - Phase 1 | 1 mon | Tue 3/15/22 | Mon 4/11/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/25/23 | 2/11/23 | 3/1/23 |
| 7 | Install S.O.E. - Phase 2 | 1 mon | Tue 4/12/22 | Mon 5/9/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/25/23 | 2/11/23 | 3/1/23 |
| 8 | Foundations | 6 mons | Tue 3/15/22 | Mon 8/29/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/25/23 | 2/11/23 | 3/1/23 |
| 9 | Superstructure | 280 days | Tue 8/30/22 | Mon 9/25/23 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/25/23 | 2/11/23 | 3/1/23 |
| 10 | Concrete cellar to ground floor | 2 mons | Tue 8/30/22 | Mon 10/24/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/25/23 | 2/11/23 | 3/1/23 |
| 11 | Ground Floor to Roof | 8 mons | Tue 10/25/22 | Mon 6/5/23 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/25/23 | 2/11/23 | 3/1/23 |
| 12 | Exterior Envelope | 220 days | Tue 11/22/22 | Mon 9/25/23 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/25/23 | 2/11/23 | 3/1/23 |
| 13 | Exterior Masonry | 8 mons | Tue 11/22/22 | Mon 7/3/23 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/25/23 | 2/11/23 | 3/1/23 |
| 14 | Windows & Curtain Wall | 7 mons | Tue 1/17/23 | Mon 7/31/23 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/25/23 | 2/11/23 | 3/1/23 |
| 15 | Terraces/Deck Finishes | 2 mons | Tue 8/1/23 | Mon 9/25/23 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/25/23 | 2/11/23 | 3/1/23 |
| 16 | CORE & SHELL FIT OUT | 225 days | Tue 11/29/22 | Mon 10/9/23 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/25/23 | 2/11/23 | 3/1/23 |
| 17 | MEP Rough In | 6 mons | Tue 11/29/22 | Mon 5/15/23 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/25/23 | 2/11/23 | 3/1/23 |
| 18 | Framing/Sheetrock | 5 mons | Tue 1/31/23 | Mon 6/19/23 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/25/23 | 2/11/23 | 3/1/23 |
| 19 | Interior Finishes | 4 mons | Tue 4/25/23 | Mon 8/14/23 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/25/23 | 2/11/23 | 3/1/23 |
| 20 | Elevator Program | 4 mons | Tue 6/20/23 | Mon 10/9/23 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/25/23 | 2/11/23 | 3/1/23 |
| 21 | Lobby Finishes | 3 mons | Tue 7/4/23 | Mon 9/25/23 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/25/23 | 2/11/23 | 3/1/23 |
| 22 | Amenity Finishes | 2 mons | Tue 8/1/23 | Mon 9/25/23 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/25/23 | 2/11/23 | 3/1/23 |
| 23 | TCO Procurement | 1 mon | Tue 8/29/23 | Mon 9/25/23 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/25/23 | 2/11/23 | 3/1/23 |
| 24 | Site Work | 150 days | Tue 2/14/23 | Mon 9/11/23 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/25/23 | 2/11/23 | 3/1/23 |
| 25 | Hardscape | 5 mons | Tue 2/14/23 | Mon 7/3/23 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/25/23 | 2/11/23 | 3/1/23 |
| 26 | Landscaping & irrigation | 3 mons | Tue 6/20/23 | Mon 9/11/23 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/25/23 | 2/11/23 | 3/1/23 |
| 27 | Punchlist, Cleanup & FFE | 4 mons | Tue 6/20/23 | Mon 10/9/23 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/25/23 | 2/11/23 | 3/1/23 |
| 28 | Landscaping & irrigation | 3 mons | Tue 6/20/23 | Mon 9/11/23 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/4/22 | 1/25/23 | 2/11/23 | 3/1/23 |
| | Project: Construction Schedule | Task Split | Summary | Inactive Milestone | Duration-only | Start only | External Milestone | Manual Progress | Manual Summary | Manual Task | External Tasks | Progress |
| | Date: Tue 10/20/20 | Milestone | Project Summary | Inactive Summary | Manual Summary | Finish only | Deadline | Manual Task | Manual Task | Manual Task | External Tasks | Progress |

